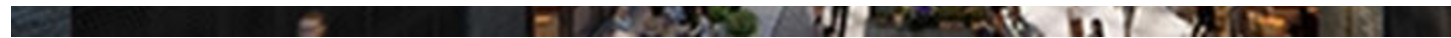


# The Well

February 17, 2022



**Project Name:** The Well

**Project Sector:** Mixed Use projects

**Client:** RioCan REIT

**Project Description:**

The Well is the most ambitious mixed-used endeavour in Canada, a bold reflection of Toronto's energy and diversity, and an extension of the urban vibrancy of King West. Bordering Front, Spadina and Wellington, it is a mixture of retail, commercial and residential space in downtown Toronto that will host approximately 11,000 people on a daily basis who live and work at The Well. The design includes 1.2 million square feet of office space and 420,000 square feet of retail and food service. It has 1,700 residential units spread throughout six residential rentals and condominiums, plus one office building connected to a three-level retail base. The Well has achieved Platinum-level WIRED® certification from WireScore for its best-in class digital connectivity, technological infrastructure, and commitment to emerging digital trends.

**BLG Role:**

BLG has assisted RioCan REIT in designing and implementing their standard form lease templates as well as assisting in the negotiation and completion of major tenant retail leases.

Expertise

[Construction](#), [Real Estate Project Development](#), [Municipal & Land Use Planning](#), [Expropriation](#), [Land Use Planning](#), [Infrastructure](#)

---

## **BLG | Canada's Law Firm**

As the largest, truly full-service Canadian law firm, Borden Ladner Gervais LLP (BLG) delivers practical legal advice for domestic and international clients across more practices and industries than any Canadian firm. With over 725 lawyers, intellectual property agents and other professionals, BLG serves the legal needs of businesses and institutions across Canada and beyond – from M&A and capital markets, to disputes, financing, and trademark & patent registration.

[blg.com](http://blg.com)

### **BLG Offices**

#### **Calgary**

Centennial Place, East Tower  
520 3rd Avenue S.W.  
Calgary, AB, Canada  
T2P 0R3

T 403.232.9500  
F 403.266.1395

#### **Ottawa**

World Exchange Plaza  
100 Queen Street  
Ottawa, ON, Canada  
K1P 1J9

T 613.237.5160  
F 613.230.8842

#### **Vancouver**

1200 Waterfront Centre  
200 Burrard Street  
Vancouver, BC, Canada  
V7X 1T2

T 604.687.5744  
F 604.687.1415

#### **Montréal**

1000 De La Gauchetière Street West  
Suite 900  
Montréal, QC, Canada  
H3B 5H4

T 514.954.2555  
F 514.879.9015

#### **Toronto**

Bay Adelaide Centre, East Tower  
22 Adelaide Street West  
Toronto, ON, Canada  
M5H 4E3

T 416.367.6000  
F 416.367.6749

The information contained herein is of a general nature and is not intended to constitute legal advice, a complete statement of the law, or an opinion on any subject. No one should act upon it or refrain from acting without a thorough examination of the law after the facts of a specific situation are considered. You are urged to consult your legal adviser in cases of specific questions or concerns. BLG does not warrant or guarantee the accuracy, currency or completeness of this publication. No part of this publication may be reproduced without prior written permission of Borden Ladner Gervais LLP. If this publication was sent to you by BLG and you do not wish to receive further publications from BLG, you may ask to remove your contact information from our mailing lists by emailing [unsubscribe@blg.com](mailto:unsubscribe@blg.com) or manage your subscription preferences at [blg.com/MyPreferences](http://blg.com/MyPreferences). If you feel you have received this message in error please contact [communications@blg.com](mailto:communications@blg.com). BLG's privacy policy for publications may be found at [blg.com/en/privacy](http://blg.com/en/privacy).

© 2025 Borden Ladner Gervais LLP. Borden Ladner Gervais LLP is an Ontario Limited Liability Partnership.